



Shipley & Canal Road Corridor Area Action Plan Proposed Main Modifications – 5th July 2017 Representation Form

For Office Use only:	
Date	
Ref	

The Council are seeking comments on the Proposed Main Modifications to the Shipley & Canal Road Corridor, following the Examination in Public. The changes are proposed by the Council to address issues of legal compliance and soundness and we can only accept representations on these matters.

Comments on the Proposed Main Modifications Schedule are invited from **Wednesday 5th July 2017 until Wednesday 16th August 2017.**

REPRESENTATIONS MUST ONLY RELATE TO THE PROPOSED MAIN MODIFICATIONS.

You can access the Shipley & Canal Road Corridor documents online and additional copies of this form from our website: www.bradford.gov.uk/planningpolicy then 'Shipley & Canal Road Corridor Proposed Main Modifications', or you may request copies by:

- Emailing us at: planning.policy@bradford.gov.uk
- Phoning us on: (01274) 433679

Completed representation forms must be returned to Development Plans, by the deadline below, by either:

- **E-mail to:** planning.policy@bradford.gov.uk
- **Post to:** Shipley & Canal Road Corridor - Proposed Main Modifications
Development Plans Group
City of Bradford Metropolitan District Council
4th Floor – Britannia House
Bradford
BD1 5RW

**ALL COMMENTS MUST BE MADE IN WRITING AND SHOULD BE RECEIVED
BY THE DEVELOPMENT PLAN GROUP AT EITHER OF THE ABOVE ADDRESSES
NO LATER THAN 4PM ON WEDNESDAY 16TH AUGUST 2017.**

Personal Details & Data Protection Act 1998

Regulation 22 of the Town & Country Planning (Local Development) (England) Regulations 2012 requires all representations received to be submitted to the Secretary of State. By completing this form you are giving your consent to the processing of personal data by the City of Bradford Metropolitan District Council and that any information received by the Council, including personal data may be put into the public domain, including on the Council's website. From the details above for you and your agent (if applicable) the Council will only publish your title, last name, organisation (if relevant) and town name or post code district. Please note that the Council cannot accept any anonymous comments.



**Shipley & Canal Road Corridor Area Action Plan
Proposed Main Modifications - Representation
Form**

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PART A: PERSONAL DETAILS

* If an agent has been appointed, please complete only the Title, Name and Organisation in box 1 below and complete the full contact details of the agent in box 2.

	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)
Title		MR
First Name		[REDACTED]
Last Name		[REDACTED]
Job Title (where relevant to this representation)		
Organisation (where relevant to this representation)	BERRY AND MARSHALL (BOLTON WOODS) LTD	IAIN BATH PLANNING
Address Line 1		8 WELLS PROMENADE
Line 2		IKKLEY
Line 3		WEST YORKSHIRE
Line 4		
Post Code		LS 29 [REDACTED]
Telephone Number		[REDACTED]
Email Address		[REDACTED]
Signature:	[REDACTED]	Date: 15/8/17

3. Please let us know if you wish to be notified of the following:

The publication of the Inspector's Report?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
The adoption of the Shipley & Canal Road Corridor AAP?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Are you attaching any additional sheets / documents that relate to this representation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
	No of sheets / documents submitted :			



Shipley & Canal Road Corridor

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PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

(Additional Part B forms can be downloaded from the web page)

4. To which proposed main modification does this representation relate?

Proposed Main Modification number:

MM 002

5. Do support or object the proposed main modification?

Support

Object

6. Do you consider the proposed main modification to be 'legally compliant'?

Yes

No

7. Do you consider the proposed main modification to be 'sound'?

Yes

No – 'unsound'

8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared

Justified

Effective

Consistent with National Planning Policy (the NPPF)

9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.

(Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications.)

- SUPPORT FOR THE DELIVERY OF SIGNIFIANT HOUSING;
- SUPPORT FOR DIRECT INVESTMENT AND RUNNING TO SUPPORT DELIVERY;
- SUPPORT FOR THE COUNCIL WORKING WITH PROVIDERS, LANDOWNERS, DEVELOPERS AND LOCAL COMMUNITIES TO ENSURE DELIVERY OF DEVELOPMENTS.
- SUPPORT FOR THE COUNCIL USING ITS OWN ASSETS, INCLUDING LAND, TO SUPPORT THE DELIVERY OF DEVELOPMENTS.

10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.

You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

NO CHANGE PROPOSED.

11. Signature:

[Redacted Signature]

Date:

15/8/17

Thank you for taking the time to complete this Representation Form.



Shipley & Canal Road Corridor

Proposed Main Modifications- Representation Form

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PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

(Additional Part B forms can be downloaded from the web page)

4. To which proposed main modification does this representation relate?

Proposed Main Modification number:

MM 018

5. Do support or object the proposed main modification?

Support

Object

6. Do you consider the proposed main modification to be 'legally compliant'?

Yes

No

7. Do you consider the proposed main modification to be 'sound'?

Yes

No – 'unsound'

8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared

Effective

Justified

Consistent with National Planning Policy (the NPPF)

9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.

(Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications).

SUPPORT FOR THE INCLUSION OF SMALL SCALE RETAIL AND COMMUNITY USES WITHIN SITE REFERENCE BWO 1.



10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.

You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

NO CHANGE PROPOSED

11. Signature:

MURRAY PLANNING

Date:

15/8/17

Thank you for taking the time to complete this Representation Form.



Shipley & Canal Road Corridor

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PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

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4. To which proposed main modification does this representation relate?

Proposed Main Modification number: MM 015

5. Do support or object the proposed main modification?

Support	<input checked="" type="checkbox"/>	Object	<input type="checkbox"/>
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6. Do you consider the proposed main modification to be 'legally compliant'?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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7. Do you consider the proposed main modification to be 'sound'?

Yes	<input checked="" type="checkbox"/>	No – 'unsound'	<input type="checkbox"/>
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8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared		Justified	
Effective		Consistent with National Planning Policy (the NPPF)	

9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.
(Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications).

- SUPPORT FOR REQUIREMENT FOR SITE REFERENCE NBW 1 TO ADDRESS ACCESS AND SERVICE ARRANGEMENTS AND CONNECTIVITY TO THE WIDER HIGHWAY NETWORK INCLUDING LOCAL PRIMARY ROADS AND THE STRATEGIC ROAD NETWORK.

10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.

You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

NO CHANGE PROPOSED

11. Signature:

IAN BURNHAM

Date:

15/8/17

Thank you for taking the time to complete this Representation Form.



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PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

(Additional Part B forms can be downloaded from the web page)

4. To which proposed main modification does this representation relate?

Proposed Main Modification number: MM 022

5. Do support or object the proposed main modification?

Support	<input type="checkbox"/>	Object	<input checked="" type="checkbox"/>
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6. Do you consider the proposed main modification to be 'legally compliant'?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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7. Do you consider the proposed main modification to be 'sound'?

Yes	<input type="checkbox"/>	No – 'unsound'	<input checked="" type="checkbox"/>
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8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared	<input checked="" type="checkbox"/>	Justified	<input checked="" type="checkbox"/>
Effective	<input checked="" type="checkbox"/>	Consistent with National Planning Policy (the NPPF)	<input checked="" type="checkbox"/>

9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.
(Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications).

1. HERITAGE AND DESIGN : AS PART OF THE CURRENT OUTLINE PLANNING APPLICATION ON CONSIDERATIONS SITE REFERENCE BMO1 A DETAILED HERITAGE ASSESSMENT HAS BEEN SUBMITTED AND AN APPROPRIATE OFF SET AREA FOR NO DEVELOPMENT IDENTIFIED AND AGREED. THIS UP TO DATE AGREED POSITION SHOULD BE REFLECTED WITHIN THE SITE ALLOCATION TEXT.

2. TRANSPORT AND AS PART OF THE CURRENT OUTLINE PLANNING APPLICATION ON SITE REFERENCE BMO1 IT HAS BEEN CONFIRMED THAT ACCESS TO THE SITE THROUGH THE MOTORWAY NEW ADDITION WORKS SITE TO THE SOUTH REQUIRES A TYPE 1 ACCESS ROAD FROM POPPERS FARM ROAD AND THE SITE ALLOCATION TEXT SHOULD REFLECT THIS.

10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.

You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

AMENDS SITE ALLOCATION TEXT TO BMO 1
AS PER COMMENTS AT SECTION 5.

11. Signature:

AMM BMM Planning

Date:

15/8/17

Thank you for taking the time to complete this Representation Form.



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PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

(Additional Part B forms can be downloaded from the web page)

4. To which proposed main modification does this representation relate?

Proposed Main Modification number: MM 042

5. Do support or object the proposed main modification?

Support	<input checked="" type="checkbox"/>	Object	<input type="checkbox"/>
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6. Do you consider the proposed main modification to be 'legally compliant'?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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7. Do you consider the proposed main modification to be 'sound'?

Yes	<input checked="" type="checkbox"/>	No – 'unsound'	<input type="checkbox"/>
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8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared		Justified	
Effective		Consistent with National Planning Policy (the NPPF)	

9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.

(Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications.)

- SUPPORT FOR REDUCTION OF SMALL SCALE RETAIL AND COMMUNITY USES TO SITE REFERENCE BWO 1;
- SUPPORT FOR IDENTIFICATION OF 1000 DWELLINGS ON SITE REFERENCE BWO1 ALTHOUGH THE CURRENT OUTLINE APPLICATION ON THE OVERRY SITE IS FOR 700 DWELLINGS ;
- THE DELIVERY PERIOD FOR BWO 1 (2016-2030) IS NOTED ALTHOUGH GIVEN THE URGENTLY PENDING APPLICATION ON THE OVERRY SITE DEVELOPMENT IS LIKELY TO PROCEED AT THE START OF THIS PERIOD (2016 ONWARDS) .

10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.

You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

NO CHANGE PROPOSED

11. Signature:

IAN BARN PLEWING

Date:

15/8/17

Thank you for taking the time to complete this Representation Form.



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PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

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4. To which proposed main modification does this representation relate?

Proposed Main Modification number:

MM 0414

5. Do support or object the proposed main modification?

Support

Object

6. Do you consider the proposed main modification to be 'legally compliant'?

Yes

No

7. Do you consider the proposed main modification to be 'sound'?

Yes

No – 'unsound'

8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared

Justified

Effective

Consistent with National Planning Policy (the NPPF)

9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.

(Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications).

- IT IS NOTED THAT SITE REFERENCE BMD 1 IS IDENTIFIED AS A MIX OF LAND TYPE. FOR CLARIFICATION THE FUTURE QUARRY AREA INCLUDED WITHIN BMD 1 IS PREVIOUSLY DEVELOPED LAND.

10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.
You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

NO CHANGE PROPOSED

11. Signature:

JANIS M PLIMMING

Date:

15/8/17

Thank you for taking the time to complete this Representation Form.